

For Lease

Mallory Way & S. Roop Street



Promo Rate: Up To 50% Off First Years Rent For Qualified Tenant

Procuring Tenant Broker Fee of 5%

550 Mallory Way
Carson City, NV 89701

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Listing Snapshot



\$0.65 PSF
Lease Rate



± 24,000-119,000 SF
Available Square Footage

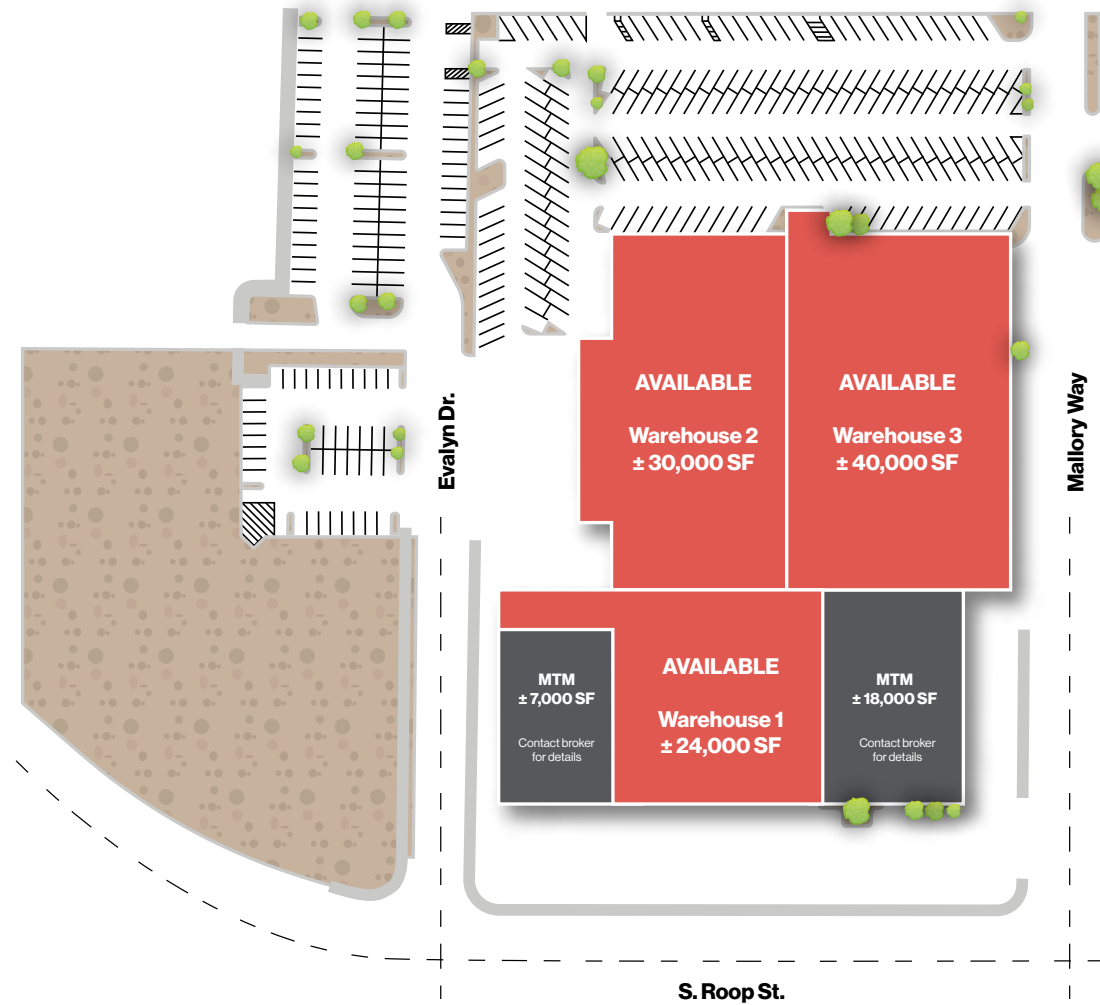


\$0.10 NNN
Estimated Lease Expense

Property Highlights

- Multiple sizes & configurations available
- Newly renovated with new lighting & office build-outs
- Swamp coolers throughout all suites
- Central Carson City location with convenient access to Hwy. 395
- Heavy power throughout (view suite pages for additional details)
- Potential to lease whole building - Contact broker for details





*Whole building available for lease. Contact broker for details.

Floor Plan Whole Building

 Available



\$0.65 PSF NNN

Lease Rate



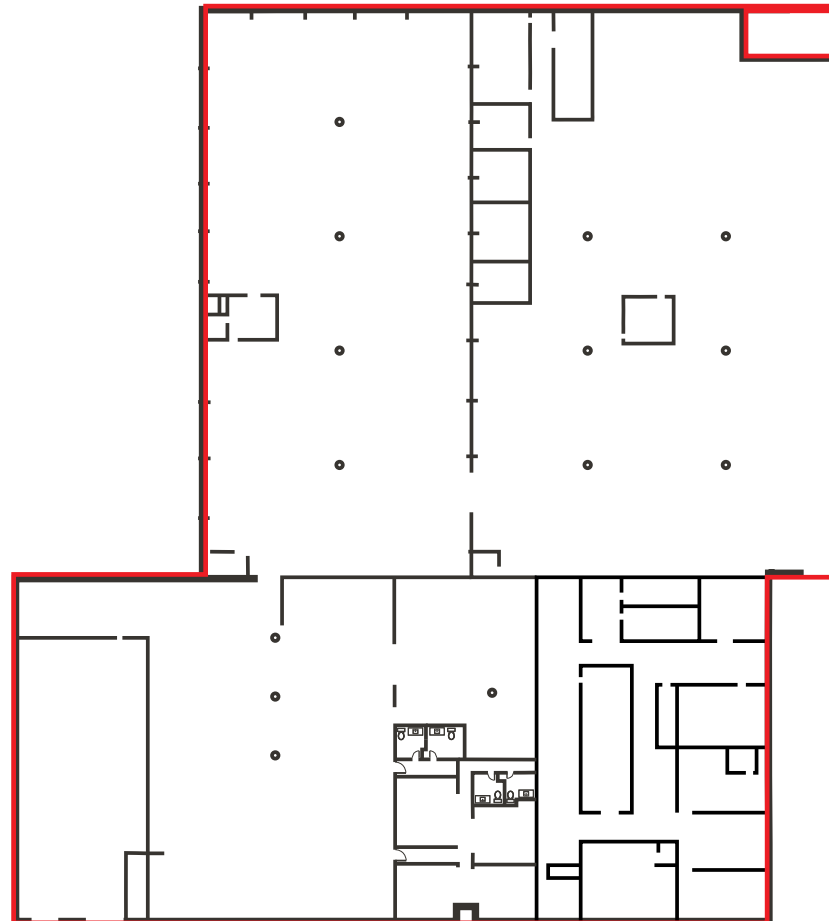
± 119,000 SF

Available Square Footage



\$0.10 PSF NNN

Estimated Lease Expense



Floor Plan Warehouse 1

■ NAP

□ Available



\$0.65 PSF NNN

Lease Rate



± 24,000 SF

Available Square Footage



\$0.10 PSF NNN

Estimated Lease Expense

- 15' clear height
- Two (2) 12'x14' grade level doors
- Four (4) private restrooms
- Four (4) private offices
- 1,000 AMP power



[Click for a Virtual Tour](#)

Floor Plan Warehouse 2

■ NAP

□ Available



\$0.65 PSF NNN

Lease Rate



± 30,000 SF

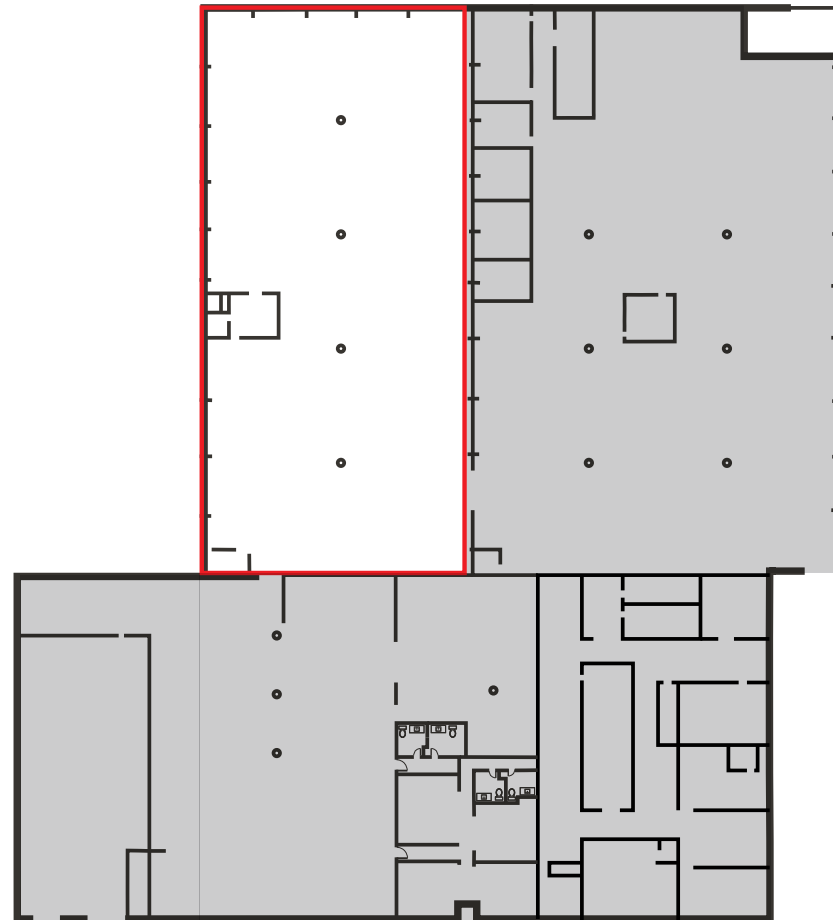
Available Square Footage



\$0.10 PSF NNN

Estimated Lease Expense

- 20' clear height
- Two (2) 10'x12' roll-up doors
- Two (2) 8'x10' roll-up doors
- Two (2) private restrooms
- ± 575 SF office
- 1,000 AMP power



[Click for a Virtual Tour](#) 

Floor Plan Warehouse 3

■ NAP

□ Available



\$0.65 PSF NNN

Lease Rate



± 40,000 SF

Available Square Footage



\$0.10 PSF NNN

Estimated Lease Expense

- 19' clear height
- Two (2) 10'x12' roll-up doors
- One (1) internal roll-up door (connects to warehouse 2)
- Two (2) private restrooms
- One (1) kitchen
- One (1) office
- One (1) internal loading dock
- 1,000 AMP power



Property Photos



Property Photos



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For inquiries please reach out to our team.

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